

Important - This Communication Affects Your Property

**Town And Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)**

Enforcement Notice

Issued By: Harlow District Council

1. This Notice is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (b) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Notice Relates

Land at Plots 4-7 Skins Farm, Roydon Road, Harlow, Essex, CM19 5DU, shown edged and hatched red on the attached plan (hereinafter referred to as the 'Land')

3. The Matters Which Appear To Constitute The Breach Of Planning Control

- A. Without planning permission, the continued presence of the recreational chalet situated on the Land. Planning Consent reference HW/ST/00/00081 and dated 10 May 2000 (hereinafter referred to as "the Planning Consent") renewed consent for the recreational chalet at the Land. The Planning Consent expired 10 May 2003. No further planning consent has been granted.
- B. Breach of condition 1 of the Planning Consent which requires the recreational chalet and any ancillary structures on the Land to be removed on the expiry of the Planning Consent. The condition requires the Land to be reinstated to its original condition following removal of the recreational chalet unless prior consent had been given for an extension of the period. No such prior consent has been given.

4. Reasons For Issuing This Notice

4.1 It appears to the Council that the above breaches of planning control have occurred within the last ten years. The above breaches of planning control are considered to be contrary to policy C5 of the Replacement Structure Plan adopted April 2001 as the Land is situated within the Rural Area of Eastend which is not considered suitable for permanent residential use. To ensure that the recreational chalets do not become permanent residential units time temporary planning consents with conditions regulating occupation need to be in force.

For the reasons above the Council considers that it is expedient to issue this Notice.

5. What You Are Required To Do

- 5.1. Remove the recreational chalet situated on the Land and any other ancillary structures.

5.2 Restore the Land to its original condition by removing all debris from the Land and levelling the area on which the recreational chalet and any other ancillary structure were situated and re-seeding the area with grass.

6. Time For Compliance

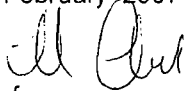
24 weeks after this Notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 2 April 2007, unless an appeal is made against it beforehand.

Dated: 26 February 2007

Signed:



on behalf of

Harlow District Council

Civic Centre

Harlow

Essex

CM20 1WG

Annex

Your Right Of Appeal

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

(a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.

(b) The second copy of the appeal form and the notice should be sent to the Council.

(c) The third copy is for your own records.

What Happens If You Do Not Appeal

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

